

WARRANTY DEED

GRANTOR: RICHARD SCOTT SAMSEL

GRANTEES: JAMES R. ROBINSON, ET UX

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, RICHARD SCOTT SAMSEL do hereby bargain, sell, convey and warrant unto JAMES B. ROBINSON, and wife, RHONDA T. ROBINSON, as Tenants by the Entirety with full rights of survivorship, and not as Tenants in Common, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

1.00 acres situated in Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as BEGINNING at the Northeast Corner of said Section 34, in Goodman Road and thence run North 89 degrees 39 minutes 40 seconds west along said road and north line of Section 34, a distance of 216.0 feet to a point; thence run South 1 degree 15 minutes 10 seconds West 617.34 feet to a point, said point being the true point of beginning; thence run South 1 degree 15 minutes 10 seconds west 234.22 feet to a point; thence run north 89 degrees 39 minutes 40 seconds west 186.0 feet to the west line of the Jack Bell tract; thence run north 1 degree 15 minutes 10 seconds east along said line 234.22 feet to a point; thence run South 89 degrees 39 minutes 40 seconds east 186.0 feet to the point of beginning, containing 43,560 square feet or 1.00 acre.

Also a 30 foot wide easement for the purpose of ingress and egress on said property as follows, to-wit: BEGINNING at a point in the north line of said Section 34 in Goodman Road a distance of 186.0 feet north 89 degrees 30 minutes 40 seconds West from the northeast corner of said Section 34; thence run South 1 degree 15 minutes 10 seconds west 851.56 feet to a point; thence run north 89 degrees 39 minutes 40 seconds west 30.0 feet to a point; thence run north 1 degree 15 minutes 10 seconds east 851.56 feet to the north line of said Section 34 in Goodman Road; thence South 89 degrees 39 minutes 40 seconds east along said line 30.0 feet to the point of beginning, containing 25,543.6 square feet of 0.586 acres subject to road right of way, said easement to be a non-exclusive easement.

Further consideration for this transfer is the assumption by the Grantees of that certain outstanding, unpaid indebtedness to Lumbermans Investment Corporation as evidenced by Deed of Trust of record in Trust Deed Book 398, Page 548, Chancery Clerk's Office, DeSoto County, Mississippi in the original amount of \$41,520.00 to which Grantees herein take subject to assume and agree and pay.

By virtue of this instrument, Grantors hereby convey and transfer unto Grantees all of their right, title and interest in and to escrow funds held in connection with this loan.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways and easements for public roads and public utilities for DeSoto County, Mississippi.

The warranty in this Deed is also subject to a purchase money Deed of Trust to Richard Scott Samsel dated December 10, 1991 and recorded in Book 566, Page 237, and subsequently assigned to the Bank of Mississippi as recorded in Book 566, Page 240, both being recorded in the Chancery Clerk's Office, DeSoto County, Mississippi.

It is agreed and understood that taxes are to be prorated for the year 1991 and possession is given on the 1st day of December, 1991.

WITNESS MY SIGNATURE, this 1st day of December, 1991.

Richard Scott Samsel
RICHARD SCOTT SAMSEL

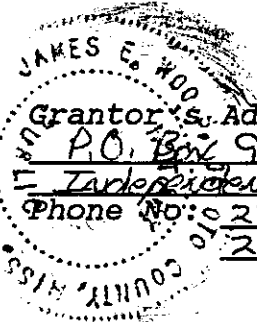
STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and State, within my jurisdiction, the within named RICHARD SCOTT SAMSEL who acknowledged that he signed, sealed and delivered the above and foregoing Warranty Deed as his free and voluntary act and deed and for the purposes therein expressed.

1st Given under my hand and official seal of the office, this the 1st day of December, 1991.

[Signature]
NOTARY PUBLIC

7-2-95
MY COMMISSION EXPIRES:



Grantor's Address:
P.O. Box 98
Tarboro, MS. 38638
Phone No: 233-0153 (h)
233-4691 (b)

Grantee's Address:
9955 Goodman Rd
Oliver Branch, MS
Phone No: 845-9466 (h)
845-9466 (b)

STATE MS.-DESOTO CO.
FILED

DEC 23 2 29 PM '91

RECORDED 12-23-91
DEED BOOK 241
PAGE 1
W.E. DAVIS CH. CLK.